

## STANDARD APPLICATION

# Harford County Board of Appeals

Bel Air, Maryland 21014

RECEIVED  
JUL 29 2003

HARFORD COUNTY GOV

Case No. 5367Date Filed 7-22-03

Hearing Date \_\_\_\_\_

Receipt \_\_\_\_\_

Fee \$450<sup>00</sup>

Shaded Areas for Office Use Only

## Type of Application

Nature of Request and Section(s) of Code \_\_\_\_\_

☐ Administrative Decision/Interpretation  
☐ Special Exception  
☐ Use Variance  
☐ Change/Extension of Non-Conforming  
☐ Minor Area Variance  
☒ Area Variance  
☐ Variance from Requirements of the Code  
☐ Zoning Map/Drafting Correction

CASE 5369 MAP 65 TYPE Variance  
 ELECTION DISTRICT 1 LOCATION 2102 Pulaski Highway, Edgewood, Md. 21040  
 BY John R. and Rene A. Pasquinelli, 120 Lynbrook Road, Bel Air, Md. 21014  
 Appealed because a variance pursuant to Section 267-39B, Table XII of the Harford County Code  
 to allow an addition within the required 40 foot rear yard setback (proposed 9 foot) in a B3 District  
 requires approval by the Board.

**NOTE:** A pre-conference is required for property within the NRD/Critical Area or requests for an Integrated Community Shopping Center, a Planned Residential Development, mobile home park and Special Exceptions.

## Applicant/Owner (please print or type)

Name John Pasquinelli Phone Number call attorney

Address 120 Lynbrook Road Bel Air MD 21014  
 Street Number Street City State Zip Code

Co-Applicant Rene A. Pasquinelli Phone Number call attorney

Address 120 Lynbrook Road Bel Air MD 21014  
 Street Number Street City State Zip Code

Contract Purchaser N/A Phone Number \_\_\_\_\_

Address \_\_\_\_\_  
 Street Number Street City State Zip Code

Attorney/Representative John J. Gessner Phone Number 410-893-7500

Address 11 S. Main Street Bel Air MD 21014  
 Street Number Street City State Zip Code

Hearing: 9/10/03

Rev. 12/00

**Land Description**

Address and Location of Property 2102 Pulaski Highway  
Edgewood, MD 21040 Lot 201 X 128 0.396 AC N of Edgewood  
Subdivision \_\_\_\_\_ Lot Number \_\_\_\_\_  
Acreage/Lot Size 0.396 ac Election District First Zoning B3  
Tax Map No. 65 Grid No. 2F Parcel 400 Water/Sewer: Private \_\_\_\_\_ Public \_\_\_\_\_  
List ALL structures on property and current use: Auto parts store (tires) and garage complex

Estimated time required to present case: 30 minutes  
If this Appeal is in reference to a Building Permit, state number N/A  
Would approval of this petition violate the covenants and restrictions for your property? N/A  
Is this property located within the County's Chesapeake Bay Critical Area? Yes \_\_\_\_\_ No X  
If so, what is the Critical Area Land Use designations: N/A  
Is this request the result of a zoning enforcement investigation? Yes \_\_\_\_\_ No X  
Is this request within one (1) mile of any incorporated town limits? Yes \_\_\_\_\_ No X

**Request**

See Attached  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Justification**

See Attached  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

*If additional space is needed, attach sheet to application. In answering the above questions, please refer to the Requirements that pertain to the type of approval request. (Special Exception, Variance, Critical Area or Natural Resource District (NRD) Variance, etc.)*

ATTACHMENT TO THE APPLICATION OF JOHN PASQUINELLI

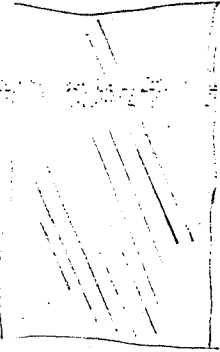
REQUEST:

An area variance pursuant to Section 267-11 of the Harford County Zoning Code ("Code") from the provisions of Section 267-39(B) Table XII of the Code to permit an addition to an existing motor vehicle repair shop to be constructed with a rear yard setback of less than forty (40) feet (nine (9) feet proposed) on the subject property, zoned B-3, General Business District, as shown on the attached site plan.

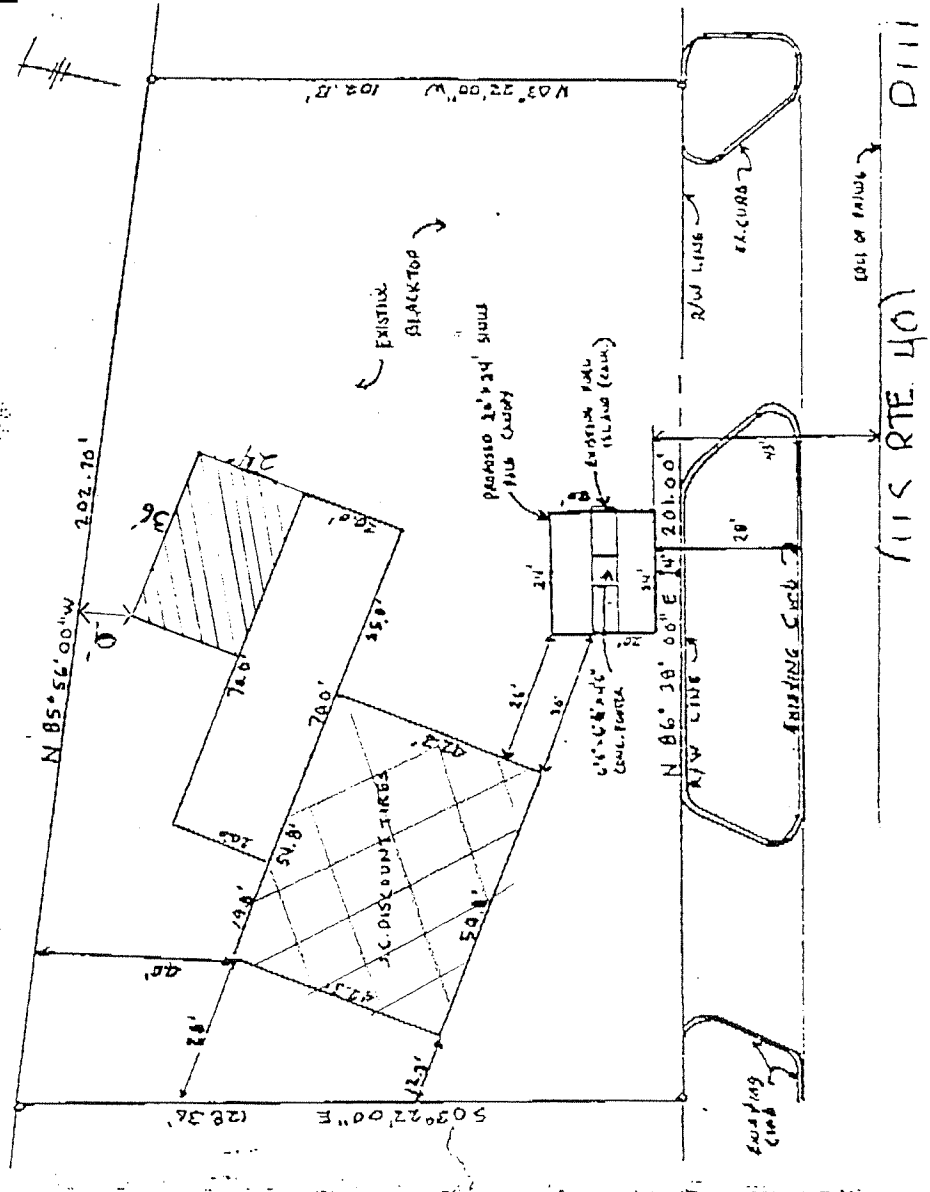
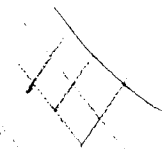
JUSTIFICATION:

By reason of the uniqueness of the property or topographical conditions, the literal enforcement of the Code would result in practical difficulty or unreasonable hardship. Granting the variance will not be substantially detrimental to adjacent properties or will not materially impair the purpose of the Code or the public interest.

ADDITION



2nd Floor



1115 RTE. 401 D111 A